106.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	917,100	/	917,100
USE VALUE:	917,100	/	917,100
ASSESSED:	917,100	/	917,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG JEFFREY CHI-FANG
Owner 2:	KEEFE ERIN
Owner 3:	
Street 1:	5 FOX MEADOW LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCOY CHERYL J/ TRUSTEE -
Owner 2:	CHARLOTTE M NELSON IRREVOCABLE -
Street 1:	5 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 3116 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7590.000	458,100	5,600	453,400	917,100
Total Card	0.174	458,100	5,600	453,400	917,100
Total Parcel	0.174	458,100	5,600	453,400	917,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.32 /Parcel: 294.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67956

GIS Ref

GIS Ref

Insp Date 04/01/19

!8374!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	458,100	5600	7,590.	453,400	917,100		Year end	12/23/2021
2021	101	FV	445,000	5600	7,590.	453,400	904,000		Year End Roll	12/10/2020
2020	101	FV	445,000	5600	7,590.	453,400	904,000	904,000	Year End Roll	12/18/2019
2019	101	FV	255,700	5600	7,590.	453,400	714,700	714,700	Year End Roll	1/3/2019
2018	101	FV	255,700	5600	7,590.	388,600	649,900	649,900	Year End Roll	12/20/2017
2017	101	FV	255,700	5600	7,590.	362,700	624,000	624,000	Year End Roll	1/3/2017
2016	101	FV	255,700	5600	7,590.	310,900	572,200	572,200	Year End	1/4/2016
2015	101	FV	245,300	5600	7,590.	278,500	529,400	529,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:13:18

LAST REV

Date	Time
08/08/19	09:42:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCOY CHERYL J/	1544-96	1	5/29/2019		1,050,000	No	No		
NELSON CHARLOTT	1411-137		2/10/2012	Convenience	1	No	No		
NELSON CHARLOTT	1411-136		2/10/2012	Convenience	1	No	No		
NELSON WESLEY/E	1166-142		1/6/1997	Family	1	No	No		Wesley C Nelson dod 8/10/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2016	1368	Re-Roof	9,785	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2019	Meas/Inspect	DGM	D Mann
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	372	PATRIOT
1/20/2000	Inspected	263	PATRIOT
10/28/1999	Entry Denied	243	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7590		Sq. Ft.	Site		0	70.	0.85	4									453,390						453,400	

Total AC/HA:	0.17424	Total SF/SM:	7590	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,390	Spl Credit		Total:	453,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15239239
Const Adj.:	1.00289965
Adj $ / SQ:	161.803
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562734
Depreciation:	104669
Depreciated Total:	458066

COMMENTS

kitchenette in bsmnt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

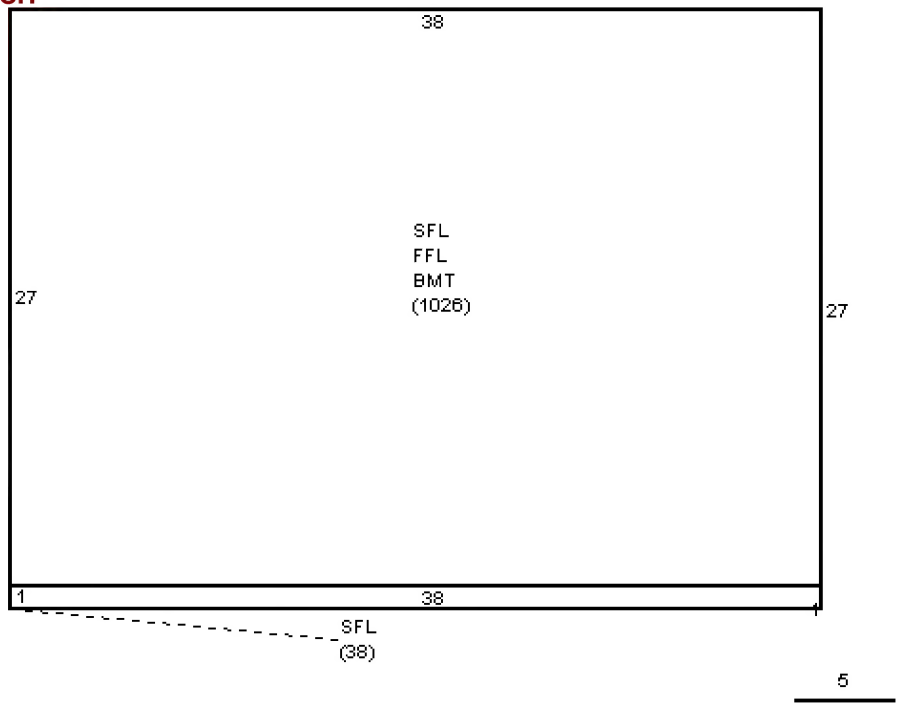
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.80
Special Features:	0	Val/Su Net:	147.02
Final Total:	458100	Val/Su SzAd	219.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,064	161.800	172,158
BMT	Basement	1,026	106.790	109,566
FFL	First Floor	1,026	161.800	166,010

Net Sketched Area:	3,116	Total:	447,734

Size Ad	2090	Gross Area	3116	FinArea	3116

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X25	A	AV	1960	20.56	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc